

A CONFIRMING RESOLUTION designating an
"Economic Revitalization Area" under I.C. 6-
1.1-12.1 for property commonly known as 3425
Centennial Dr., Fort Wayne, Indiana 46808
(Culligan Water Conditioning Company).

WHEREAS, Common Council has previously designated and declared
by Declaratory Resolution the following described property as an
"Economic Revitalization Area" under Section 153.02 of the
Municipal Code of the City of Fort Wayne, Indiana, of 1993, as
amended and I.C. 6-1.1-12.1, to wit:

Attached hereto as "Exhibit A" as if a part herein;

and

WHEREAS, said project will create ten (10) additional
permanent jobs for a total additional annual payroll of \$200,000,
with the average new annual job salary being \$20,000; and

WHEREAS, the total estimated project cost is \$950,000; and

WHEREAS, recommendations have been received from the Committee
on Finance and the Department of Economic Development concerning
said Resolution; and

WHEREAS, notice of the adoption and substance of said
Resolution has been published in accordance with I.C. 6-1.1-12.1-
2.5 and I.C. 5-3-1 and a public hearing has been conducted on said
Resolution; and

WHEREAS, if said Resolution involves an area that has already
been designated an allocation area under I.C. 36-7-14-39, The Fort
Wayne Redevelopment Commission has adopted a Resolution
approving the designation.

1 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE
2 CITY OF FORT WAYNE, INDIANA:

3 SECTION 1. That, the Resolution previously designating the
4 above described property as an "Economic Revitalization Area" is
5 confirmed in all respects.

6 SECTION 2. That, the hereinabove described property is hereby
7 declared an "Economic Revitalization Area" pursuant to I.C. 6-1.1-
8 12.1, said designation to begin on the effective date of this
9 Resolution and continue for a three (3) year period. Said
10 designation shall terminate at the end of that three (3) year
11 period.
12

13 SECTION 3. That, said designation of the hereinabove
14 described property as an "Economic Revitalization Area" shall apply
15 to both a deduction of the assessed value of real estate and
16 personal property for new manufacturing equipment.
17

18 SECTION 4. That, the estimate of the number of individuals
19 that will be employed or whose employment will be retained and the
20 estimate of the annual salaries of those individuals and the
21 estimate of the value of redevelopment or rehabilitation and the
22 estimate of the value of the new manufacturing equipment, all
23 contained in Petitioner's Statement of Benefits are reasonable and
24 are benefits that can be reasonably expected to result from the
25 proposed described redevelopment or rehabilitation and from the
26 installation of the new manufacturing equipment.
27

28 SECTION 5. The current year approximate tax rates for taxing
29 units within the City would be:
30

31 (a) If the proposed development does not occur, the
32 approximate current year tax rates for this site would be

\$9.2773/\$100.

- (b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be \$9.2773/\$100 (the change would be negligible).
- (c) If the proposed development occurs and a deduction percentage of fifty percent (50%) is assumed, the approximate current year tax rate for the site would be \$9.2773/\$100 (the change would be negligible).
- (d) If the proposed new manufacturing equipment is not installed, the approximate current year tax rates for this site would be \$9.2773/\$100.
- (e) If the proposed new manufacturing equipment is installed and no deduction is granted, the approximate current year tax rate for the site would be \$9.2773/\$100 (the change would be negligible).
- (f) If the proposed new manufacturing equipment is installed and a deduction percentage of eighty percent (80%) is assumed, the approximate current year tax rate for the site would be \$9.2773/\$100 (the change would be negligible).

SECTION 6. Pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the real property shall be for a period of ten (10) years, and that the deduction from the assessed value of the new manufacturing equipment shall be for a period of five (5) years.

SECTION 7. The benefits described in the Petitioner's Statement of Benefits can be reasonably expected to result from the

project and are sufficient to justify the applicable deductions.


SECTION 8. For new manufacturing equipment, a deduction application must contain a performance report showing the extent to which there has been compliance with the statement of benefits form approved by the Fort Wayne Common Council at the time of filing.

SECTION 9. For real property, a deduction application must contain a performance report showing the extent to which there has been compliance with the Statement of Benefits form approved by the Fort Wayne Common Council at the time of filing. This report must be submitted to the Allen County Auditor's Office and the City of Fort Wayne's Department of Economic Development and must be included in the deduction application. For subsequent years, the performance report must be updated within sixty days after the end of each year in which the deduction is applicable.

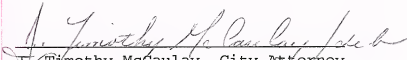
SECTION 10. The performance report must contain the following information:

- A. The cost and description of real property improvements and/or new manufacturing equipment acquired.
- B. The number of employees hired through the end of the preceding calendar year as a result of the deduction.
- C. The total salaries of the employees hired through the end of the preceding calendar year as a result of the deduction.
- D. The total number of employees employed at the facility receiving the deduction.
- E. The total assessed value of the real and/or personal property deductions.
- F. The tax savings resulting from the real and/or personal property being abated.

1 **SECTION 11.** That, this Resolution shall be in full force and
2 effect from and after its passage and any and all necessary
3 approval by the Mayor.
4

5 
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7 Member of Council

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9 APPROVED AS TO FORM AND LEGALITY

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11 
12 J. Timothy McCaulay, City Attorney
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Read the first time in full and on motion by Henry, seconded by Henry, and duly adopted, read the second time by title and referred to the Committee on Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Common Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on Thursday, the 8th day of August, 19 95, at 5:30 o'clock P.M., E.S.T.

DATED: 7-25-95

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Henry, seconded by Henry, and duly adopted, placed on its passage. PASSED LOST by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>6</u>		<u>1</u>	<u>2</u>
BRADBURY			<u>✓</u>	
EDMONDS				<u>✓</u>
GIAQUINTA				<u>✓</u>
HENRY	<u>✓</u>			
LONG	<u>✓</u>			
LUNSEY	<u>✓</u>			
RAVINE	<u>✓</u>			
SCHMIDT	<u>✓</u>			
TALARICO	<u>✓</u>			

DATED: 8-22-95

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING) ORDINANCE- RESOLUTION NO. Q-52-95 on the 22nd day of August, 19 95

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Don J. Schmitter
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 23rd day of August, 19 95, at the hour of 11:00 o'clock A.M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 24th day of August, 19 95, at the hour of 8:15 o'clock P.M., E.S.T.

Paul Helmke
PAUL HELMKE, MAYOR

BILL NO. R-95-07-14

(As amended)

1444
8-22

REPORT OF THE COMMITTEE ON
FINANCE

THOMAS C. HENRY - CHAIR

MARK E. GIAQUINTA - VICE CHAIR

ALL COUNCIL MEMBERS

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN ~~(ORDINANCE)~~ (RESOLUTION) confirming resolution
designating "Economic Revitalization Area" 4520 Newaygo Road,
(Colligan Water Conditioning Company)

HAVE HAD SAID ~~(ORDINANCE)~~ (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
~~(ORDINANCE)~~ (RESOLUTION)

DO PASS

DO NOT PASS

ABSTAIN

NO REC

[Signature]

[Signature]

[Signature]

[Signature]

DATED:

8-22-95

Sandra E. Kennedy
City Clerk

A CONFIRMING RESOLUTION designating an
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1.1-12.1 for property commonly known as 4520
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permanent jobs for a total additional annual payroll of \$200,000,
with the average new annual job salary being \$20,000; and

WHEREAS, the total estimated project cost is \$950,000; and

WHEREAS, recommendations have been received from the Committee
on Finance and the Department of Economic Development concerning
said Resolution; and

WHEREAS, notice of the adoption and substance of said
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6 percentage of fifty percent (50%) is assumed, the
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10 installed, the approximate current year tax rates for
11 this site would be \$9.2773/\$100.

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13 and no deduction is granted, the approximate current year
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17 and a deduction percentage of eighty percent (80%) is
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9 be submitted to the Allen County Auditor's Office and the City of
10 Fort Wayne's Department of Economic Development and must be
11 included in the deduction application. For subsequent years, the
12 performance report must be updated within sixty days after the end
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15 information:

- 16 A. The cost and description of real property improvements
17 and/or new manufacturing equipment acquired.
18 B. The number of employees hired through the end of the
19 preceding calendar year as a result of the deduction.
20 C. The total salaries of the employees hired through the end
21 of the preceding calendar year as a result of the
22 deduction.
23 D. The total number of employees employed at the facility
24 receiving the deduction.
25 E. The total assessed value of the real and/or personal
26 property deductions.
27 F. The tax savings resulting from the real and/or personal
28 property being abated.
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SECTION 11. That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

Member of Council

APPROVED AS TO FORM AND LEGALITY

J. Timothy McCaulay, City Attorney

EXHIBIT "A"

The East 1/2 of the Southwest 1/4 of Section 28, Township 31 North, Range 12 East, in Allen County, Indiana.

Excepting therefrom that real estate contained in the following plats:

Centennial Industrial Park Section III recorded January 25, 1984 in Book 45, Pages 76-78 in the Office of the Recorder of Allen County, Indiana.

Centennial Industrial Park Section V recorded December 27, 1985 in Book 47, Pages 59-73 in the Office of the Recorder of Allen County, Indiana.

Centennial Industrial Park Section VI recorded June 23, 1987 in Cabinet A, Page 7 in the Office of the Recorder of Allen County, Indiana.

Centennial Industrial Park Section IX recorded December 7, 1994 as Document No. 94-068231 in Cabinet C, Page 47 in the Office of the Recorder of Allen County, Indiana.

Also excepting that real estate described in the following deeds:

Corporate Deed dated May 5, 1988 and recorded May 6, 1988 as Document Number 88-016858 in the Office of the Recorder of Allen County, Indiana.

Corporate Deed dated August 28, 1989 and recorded August 29, 1989 as Document Number 89-033348 in the Office of the Recorder of Allen County, Indiana.

EXHIBIT "B"

A non-exclusive ingress and egress easement lying 60 feet East and adjacent to the following described centerline:

Part of the East Half of the Southwest Quarter of Section 28, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Sec. 28-31-12; thence North along said West line of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Sec. 28-31-12 a distance of 1132.15 feet; thence East with a deflection angle to the right of 89 degrees 26 minutes 10 seconds, a distance of 400.0 feet to the point of beginning; thence North with a deflection angle to the left of 89 degrees 26 minutes 10 seconds, a distance of 766.68 feet to a point on the South right-of-way line of Independence Drive, said point being the point of termination.

EXHIBIT "C"

Part of the East Half of the Southwest Quarter of Section 28, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

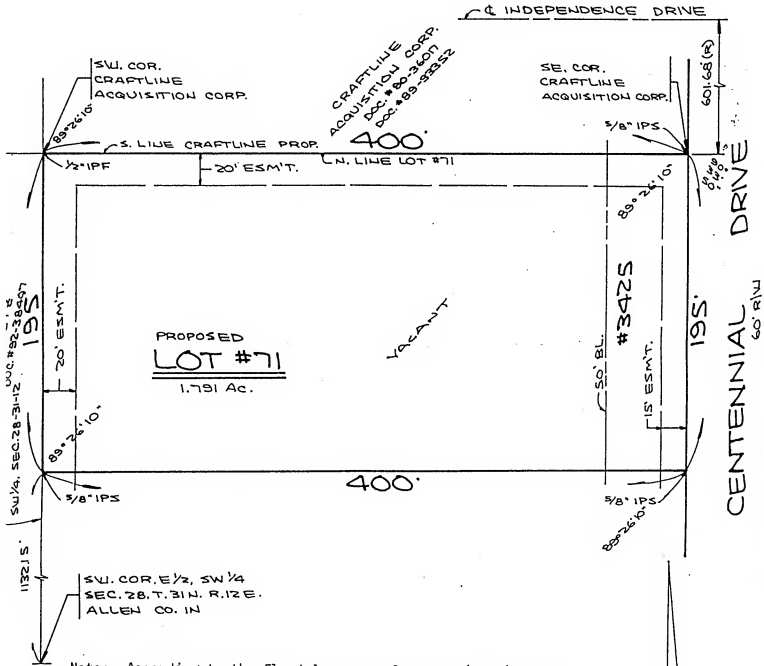
Beginning at a point on the West line of the East Half of the Southwest Quarter of Section 28, Township 31 North, Range 12 East, Allen County, Indiana, said point being 1132.15 feet North of the Southwest corner of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Sec. 28-31-12; thence North along said West line, a distance of 195.0 feet to the Southwest corner of the real estate conveyed to Craftline Acquisition Corporation in the Deeds recorded as Document Numbers 89-33352 and 90-36017 in said Recorder's Office; thence East with a deflection angle to the right of 89 degrees 26 minutes 10 seconds along the South line of said Craftline property, a distance of 400.0 feet to the Southeast corner thereof; thence South with a deflection angle to the right of 90 degrees 33 minutes 50 seconds, a distance of 195.0 feet; thence West with a deflection angle to the right 89 degrees 26 minutes 10 seconds, a distance of 400.0 feet to the point of beginning, containing 1.791 acres.

CERTIFICATE OF SURVEY

DONOVAN ENGINEERING INC.
2020 INWOOD DRIVE
EXECUTIVE PARK
FORT WAYNE, INDIANA 46815

JOHN R. DONOVAN PE 9173 PLS 9921 IN
FRANCIS X. MUELLER PLS 50193 IN
GREGORY L. ROBERTS PLS 50548 IN

The undersigned has made a re-survey of the real estate located in ALLEN County, Indiana, as shown and described below. The description of the real estate is as follows. **SEE ATTACHED SHEET!**



Note: According to the Flood Insurance Rate Map (FIRM) number 18003C0260 E, dated Feb. 16, 1995, the herein described real estate is located in Zone "X", and is not in a flood hazard area.

Job No. 71CEN Date: 6-6-95
Job for: CENTENNIAL DEV. CORP.
CULLIGAN WATER
CONDITIONING OF WASECA
REN. 6-13-95

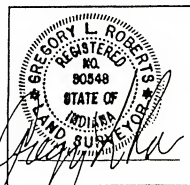
LEGEND
IPF Iron Pin Found
PF Iron Pipe Found
IPS 5/8" re-bar set
(with cap stamped #0027)
PK Nail
(M) Measured
(R) Recorded

All monuments are at grade except as noted.
All property line distances are recorded
dimension, except as noted
Monuments found have no documented history,
except as noted

Scale: 1" = 60'



Date of field work: 6-5-95



I hereby certify that this survey was completed under my direct supervision and to the best of my knowledge and belief was executed according to the survey requirements set forth in 065 IAC 1-12.

SHT. #1 OF 2

CERTIFICATE OF SURVEY

DONOVAN ENGINEERING INC.
2020 INWOOD DRIVE
EXECUTIVE PARK
FORT WAYNE, INDIANA 46815

JOHN R. DONOVAN PE 9173 PLS 9921 IN
FRANCIS X. MUELLER PLS S0193 IN.
GREGORY L. ROBERTS PLS S0548 IN

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Beginning at a point on the West line of the East half of the Southwest Quarter of Section 28, Township 31 North, Range 12 East, Allen County, Indiana, said point being 1132.15 feet North of the Southwest corner of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Sec. 28-31-12; thence North along said West line, a distance of 195.0 feet to the Southwest corner of the real estate conveyed to Craftline Acquisition Corporation in the Deeds Recorded in Document #89-33352 and Document #90-36017 in said Recorder's Office, thence East with a deflection angle to the right of 89 degrees 26 minutes 10 seconds along the South line of said Craftline property, a distance of 400.0 feet to the Southeast corner thereof; thence South with a deflection angle to the right of 90 degrees 33 minutes 50 seconds, a distance of 195.0 feet; thence West with a deflection angle to the right of 89 degrees 26 minutes 10 seconds, a distance of 400.0 feet to the point of beginning, containing 1.791 acres.

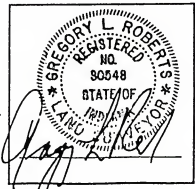
SUBJECT TO: Utility and surface drainage easements over the West 20 feet, the North 20 feet, and the East 15 feet thereof.

The herein described real estate is the same as the North 195.0 feet of proposed Lot Numbered 71 in Centennial Industrial Park, Section X.

Scale:



Date of field work: 6-5-95



Job No. 71CEN Date: 6-13-95
Job for: CENTENNIAL DEV. CORP. -
CULLIGAN WATER
CONDITIONING OF WASTE

LEGEND
IPF Iron Pin Found
PF Iron Pipe Found
IPS 5/8" re-bar sat
(with cap stamped #0027)
PK P.K. Nail
(M) Measured
(R) Recorded

All monuments are at grade except as noted.
All property line distances are recorded
dimensions, except as noted
Monuments found have no documented history,
except as noted

I hereby certify that this survey was completed under my direct supervision and in the best of my knowledge and belief was executed according to the survey requirements set forth in 065 IAC 1-12.

SHT #2 OF 2



MEMORANDUM

TO: Common Council Members

FROM: Karen A. Lee
Economic Development Specialist, Department of Economic Development

DATE: July 25, 1995

SUBJECT: Real and Personal Property Tax Abatement Application dated July 18, 1995 for Culligan Water Conditioning Company
Address: 3425 Centennial Dr.

Background

Description of Product or Service Provided by Company: Manufacturer of bottled water.

Description of Project: To construct a 14,400 square foot manufacturing facility, as well as, purchase several pieces of equipment.

Average Annual Wage:	\$20,000	Total Project Cost:	\$950,000
Number of Full Time Jobs to be Created	10	Councilmanic District:	3rd
Number of Part Time Jobs to be Created	0	Existing Zoning of Site:	M2

Project is Located Within a:

Designated Downtown Area: Yes__ No <u>x</u>	Redevelopment Area: Yes__ No <u>x</u>
Urban Enterprise Area: Yes__ No <u>x</u>	Platted Industrial Area: Yes <u>x</u> No__

Effect of Passage of Tax Abatement

Will allow for the creation of ten (10) full-time positions.

Effect of Non-Passage of Tax Abatement

Project will not take place resulting in lost revenue in the community.

Staff Recommendation

Per the established policy of the Department of Economic Development, the following recommendations are made:

1. Designation as an "Economic Revitalization Area" should be granted.
2. Designation should be limited to a term of three (3) years.
3. The period of deduction should be limited to ten (10) years for real property and five (5) years for personal property.

Signed:  Title Economic Development Specialist

Comments

DIRECTOR: _____

FOR STAFF USE ONLY:
Declaratory Passed 7-25-1995
Confirmatory Passed 1995
20 FT Jobs Currently
0 PT Jobs Currently
\$ 20,000 Current Average Annual Salary

10 FT Jobs to be Created
0 PT Jobs to be Created
\$ 20,000 Avg Annual Salary of all New Jobs
20 FT Jobs to be Retained
0 PT Jobs to be Retained
\$ 20,000 Avg Annual Salary of all Retained Jobs

ECONOMIC REVITALIZATION AREA APPLICATION CITY OF FORT WAYNE, INDIANA

APPLICATION IS FOR:

Real estate key no.: _____

(Check appropriate box[es] below)

☒ Real Estate Improvements Total cost of improvements: 700,000

☒ Personal Property (New Manufacturing Equipment) ... Total cost of improvements: 250,000

TOTAL OF ABOVE IMPROVEMENTS: 950,000

GENERAL INFORMATION:

Applicant's name: Dussan Properties LLP Telephone: 219 484 8666

Name of applicant's business: Culligan Water Conditioning, Inc.

Address of applicant: 4520 Newways Rd Ft. Wayne In 46828

Address of property to be designated: 3425 Centennial Dr

Name of business to be designated, if applicable: Culligan Water Conditioning, Inc.

Contact person:

Name: Brian C. O'Rourke GM Telephone: 219 484 8666

Address: 4520 Newways Rd Ft. Wayne 46828

☐ Yes ☒ No Do you plan to request state or local assistance to finance public improvements?

☐ Yes ☒ No Will the proposed project have any adverse environmental impact?

Describe: _____

Describe the product or service to be produced or offered at the project site?

Bottle water mfg. water conditioning equipment mfg.,
assembly and processing

In order to be considered an Economic Revitalization Area, Indiana Law requires that the area be undesirable of normal development. What evidence can be provided that the property on which the project is located has become undesirable for, or impossible of, normal development and occupancy because of age, lack of development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property or is an area where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues?

The area has not been developed for many years and
with our moving into this property, the rest of
the area will develop faster

REAL ESTATE ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements.

Describe any structure(s) that is/are currently on the property: NONE

Describe the condition of the structure(s) listed above: NA

Describe improvements to be made to property to be designated: 14,400 square ft. of mfg. and warehouse

Start and stop dates for project: July 1995 Nov. 1998

Current land assessment: \$ unknown Current improvements assessment: \$ 0

Current total real estate assessment: \$ unknown

Most recent annual property tax bill on property to be designated: \$ unknown (just ex-platted)

What is the anticipated first year tax savings attributable to this designation? \$ 21,032

How will you use these tax savings? To purchase + installation of mfg. equip.

PERSONAL PROPERTY ABATEMENT

Complete this section of the application only if you are requesting a deduction from assessed value for installation of new manufacturing equipment.

Describe the new manufacturing equipment to be installed at the project site: Bottling, processing equip.
Bottle water racks,

Equipment purchase start & stop dates: 7/95 - 11/98 Equipment installation start and stop dates: 8/95 - 11/98

Current personal property assessment: \$ zero at site Most recent annual personal property tax bill: \$ at site

What is the anticipated first year tax savings attributable to this designation? \$ 7,511 How will you use these tax savings? additional capital improvements

PUBLIC BENEFIT INFORMATION

Permanent full-time and part-time employment by the applicant in Fort Wayne?

Current: 20 Full-time 0 Part-time Average annual salary of all: \$ 20,000

Current annual area payroll: \$ 400,000

Number of permanent full-time and part-time employees to be created or retained as a result of this project?

Created: 10 Full-time 0 Part-time Average annual salary of all: \$ 20,000

Retained: 20 Full-time 0 Part-time Average annual salary of all: \$ 20,000

When do you anticipate reaching the above levels of employment? 2000

Additional annual area payroll as a result of this project: \$ 200,000

Types of jobs to be created as a result of this project? Sales, mfg., office, Delivery

Annual salaries of all jobs to be created/retained from this project?

High \$ 50,000 Low \$ 14,000 Average \$ 20,000

Check the boxes below if the jobs to be created will provide the listed benefits:

- ☐ Pension Plan 401(k); ~~401(k)~~
☒ Tuition Reimbursement
☒ Major Medical Plan

- ☒ Life Insurance
☒ Disability Insurance

List any benefits not mentioned above:

CATERING
equipment purchase

Will your company use any of the following employment and training agencies to recruit/train new employees? If so, please check the appropriate boxes: ?

- | | |
|--|---|
| <input type="checkbox"/> Anthony Wayne Services | <input type="checkbox"/> Indiana Dept of Employment & Training Services |
| <input type="checkbox"/> Benito Juarez Center | <input type="checkbox"/> Indiana Institute of Technology |
| <input type="checkbox"/> Catholic Charities of Fort Wayne | <input type="checkbox"/> Indiana Purdue University at Fort Wayne |
| <input type="checkbox"/> Community Action of Northeast Indiana, Inc. | <input type="checkbox"/> Indiana Vocational Rehabilitation Services |
| <input type="checkbox"/> Fort Wayne Rescue Mission | <input type="checkbox"/> IVY Tech |
| <input type="checkbox"/> Fort Wayne Urban League, Inc. | <input type="checkbox"/> JobWorks |
| <input type="checkbox"/> Fort Wayne Womens Bureau | <input type="checkbox"/> Lutheran Social Services, Inc. |
| <input type="checkbox"/> Indiana Department of Commerce | <input checked="" type="checkbox"/> Wayne Township Trustee |
| <input type="checkbox"/> Indiana Department of Public Welfare | |

EXHIBITS

The following exhibits must be attached to the application.

1. Full legal description of property. (Property tax bill legal descriptions are not sufficient.)
2. Check for application fee made payable to the City of Fort Wayne.

<u>Project Cost</u>	<u>Fee</u>
\$0 to 250,000	\$ 500
\$250,001 to 1,000,000	\$ 700
\$1,000,001 and over	\$1,000

3. Owner's Certificate (if applicant is not the owner of property to be designated).

I hereby certify that the information and representation on this application and attached exhibits are true and complete and that no building permit has been issued for construction of improvements, nor has any manufacturing equipment which is a part of this application been purchased and installed as of the date of filing of this application.

Donald D. ... President

Signature of Applicant

7-10-95

Date



STATEMENT OF BENEFITS

State Form 27167 (R4 / 10-93)

Form SB - 1 is prescribed by the State Board of Tax Commissioners, 1989

FORM
SB - 1

INSTRUCTIONS:

1. This statement must be submitted to the body designating the economic revitalization area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body BEFORE a person installs the new manufacturing equipment, or BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. A statement of benefits is not required if the area was designated an ERA prior to July 1, 1987 and the "project" was planned and committed to by the applicant, and approved by the designating body, prior to that date. "Projects" planned or committed to after July 1, 1987 and areas designated after July 1, 1987 require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, or prior to installation of the new manufacturing equipment, BEFORE a deduction may be approved.
3. To obtain a deduction, Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of: (1) May 10; or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment becomes assessable, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.
4. Property owners whose Statement of Benefits was approved after July 1, 1991 must submit Form CF - 1 annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)

SECTION 1 TAXPAYER INFORMATION	
Name of taxpayer <i>Deussen Properties LLP</i>	
Address of taxpayer (street and number, city, state and ZIP code) <i>4520 Newaygo Rd Ft. Wayne In 46808</i>	
Name of contact person <i>Brian C. O'Rourke Gm</i>	Telephone number <i>(219) 484 8666</i>

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT			
Name of designating body <i>Fort Wayne Common Council</i>		Resolution number	
Location of property <i>3425 Centennial Dr Centennial Park</i>	County <i>Allen</i>	Taxing district <i>Washington</i>	
Description of real property improvements and / or new manufacturing equipment to be acquired (use additional sheets if necessary) <i>New 14,400 square ft. Building and purchase new manufacturing equipment.</i>		Estimated starting date <i>July 17 1995</i>	
		Estimated completion date <i>Nov. 98</i>	

SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number <i>20</i>	Salaries <i>400,000</i>	Number retained <i>20</i>	Salaries <i>400,000</i>	Number additional <i>10</i>	Salaries <i>200,000</i>

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT				
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	Real Estate Improvements		Machinery	
	Cost	Assessed Value	Cost	Assessed Value
Current values	<i>50,000</i>	<i>16,667</i>	<i>0</i>	<i>0</i>
Plus estimated values of proposed project	<i>700,000</i>	<i>233,333</i>	<i>250,000</i>	<i>83,333</i>
Less values of any property being replaced	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Net estimated values upon completion of project	<i>750,000</i>	<i>250,000</i>	<i>250,000</i>	<i>83,333</i>

SECTION 5 OTHER BENEFITS PROMISED BY THE TAXPAYER	

SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of authorized representative <i>Brian C. O'Rourke</i>	Title <i>Gm</i>	Date signed (month, day, year) <i>July 12, 1995</i>

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

- A. The designated area has been limited to a period of time not to exceed _____ calendar years * (see below). The date this designation expires is _____.
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements; ☐ Yes ☐ No
 2. Installation of new manufacturing equipment; ☐ Yes ☐ No
 3. Residentially distressed areas ☐ Yes ☐ No
- C. The amount of deduction applicable for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1987, is limited to \$ _____ cost with an assessed value of \$ _____.
- D. The amount of deduction applicable to redevelopment or rehabilitation in an area designated after September 1, 1988 is limited to \$ _____ cost with an assessed value of \$ _____.
- E. Other limitations or conditions (specify) _____
- F. The deduction for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1991 is allowed for:
☐ 5 years ☐ 10 years

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved: (signature and title of authorized member)

Telephone number

Date signed (month, day, year)

Don J. Schmidt
Council President

(219) 427-1208

8-22-95

Attested by:

Designated body

Richard E. Kennedy
City Clerk

Charm Quince

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4 or 4.5. Namely: (see tables below)

NEW MANUFACTURING EQUIPMENT

For Deductions Allowed Over A Period Of:

Year of Deduction	Five (5) Year Percentage	Ten (10) Year Percentage
1st	100%	100%
2nd	95%	95%
3rd	80%	90%
4th	65%	85%
5th	50%	80%
6th		70%
7th		55%
8th		40%
9th		30%
10th		25%

REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT

For Deductions Allowed Over A Period Of:

Year of Deduction	Three (3) Year Deduction	Six (6) Year Deduction	Ten (10) Year Deduction
1st	100%	100%	100%
2nd	66%	85%	95%
3rd	33%	66%	80%
4th		50%	65%
5th		34%	50%
6th		17%	40%
7th			30%
8th			20%
9th			10%
10th			5%

Admin. Appr _____

DIGEST SHEET

TITLE OF ORDINANCE Confirming Resolution

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE Culligan Water Conditioning Company is requesting a tax abatement which would allow them to construct a new 14,400 square foot facility, as well as, purchase several pieces of equipment.

EFFECT OF PASSAGE Will allow for the creation of ten (10) full-time positions.

EFFECT OF NON-PASSAGE Project will not take place resulting in lost revenue in the community.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) _____

ASSIGNED TO COMMITTEE (PRESIDENT) Donald J. Schmidt

Admin. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Confirming Resolution

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE Colligan Water Conditioning Company is requesting a tax abatement which would allow them to construct a new 14,400 square foot facility, as well as, purchase several pieces of equipment.

Q-95-07-14

EFFECT OF PASSAGE Will allow for the creation of ten (10) full-time positions.

EFFECT OF NON-PASSAGE Project will not take place resulting in lost revenue in the community.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) _____

ASSIGNED TO COMMITTEE (PRESIDENT) Donald J. Schmidt



THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ROOM 122 • FORT WAYNE, INDIANA 46802 • 219-427-1221

SANDRA E. KENNEDY, CITY CLERK

July 26, 1995

Ms. Connie Lambert
Fort Wayne Newspapers, Inc.
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Lambert:

Please give the attached full coverage on the date of July 29, 1995,
in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council
of Fort Wayne, IN

Bill R-95-07-13 & R-95-07-14
Economic Revitalization Area

Bill R-95-07-15 & R-95-07-16
Economic Revitalization Area

R-95-07-17 & R-95-07-18
Economic Revitalization Area

R-95-07-19 & R-95-07-20
Economic Revitalization Area

R-95-07-21 & R-95-07-22
Economic Revitalization Area

R-95-07-23 & R-95-07-24
Economic Revitalization Area

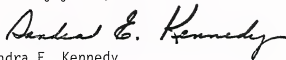
R-95-07-25 & R-95-07-26
Economic Revitalization Area

Page 2
Common Council

Please send us 3 copies of all of the above Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,

A handwritten signature in cursive script, reading "Sandra E. Kennedy". The signature is written in dark ink and is positioned above the typed name and title.

Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 7

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-95-07-13 AND R-95-07-14)

NOTICE IS HEREBY GIVEN THAT THE COMMON COUNCIL OF THE
CITY OF FORT WAYNE, INDIANA, APPROVED A RESOLUTION ON 7/25/95,
DATE
DESIGNATING PROPERTY AT 4520 Newaygo Road, Fort Wayne, Indiana
(Colligan Water Conditioning Company)

AN ECONOMIC REVITALIZATION AREA. A DESCRIPTION OF THE AFFECTED
AREA CAN BE INSPECTED IN THE COUNTY ASSESSOR'S OFFICE.

COMMON COUNCIL WILL CONDUCT A PUBLIC HEARING ON WHETHER
THE ABOVE DESCRIBED RESOLUTION SHOULD BE CONFIRMED, MODIFIED AND
CONFIRMED OR RESCINDED ON Tuesday, August 8, 1995, at 5:30 P.M., in the
DATE, TIME & PLACE
Common Council Conference Room 128, City-County Building, One Main Street,
Fort Wayne, IN

IF CONFIRMED, SAID DESIGNATING SHALL CONTINUE FOR ONE (1)
YEAR AFTER CONFIRMATION.

ALL INTEREST PERSONS ARE INVITED TO ATTEND AND BE HEARD
AT THE PUBLIC HEARING.

"REASONABLE ACCOMMODATIONS" FOR PERSONS WITH A KNOWN
DISABLING CONDITION WILL BE CONSIDERED IN ACCORDANCE WITH STATE AND
FEDERAL LAW. ANY PERSON NEEDING A "REASONABLE ACCOMMODATION"
SHOULD NOTIFY PUBLIC INFORMATION OFFICE (219)427-1120, TTY
(219)427-1200, AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO THE
MEETING.

SANDRA E. KENNEDY
CITY CLERK

FW COMMON COUNCIL

(Governmental Unit)

To:

The News-Sentinel

Dr.

P.O. Box 100

Fort Wayne, IN

ALLEN

County, Indiana

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of type in which the body of the advertisement is set)
 -- number of equivalent lines _____

Head -- number of lines _____

Body -- number of lines _____

Tail -- number of lines _____

Total number of lines in notice _____

COMPUTATION OF CHARGES

45 lines, 1 columns wide equals 45 equivalent lines
 at .33 cents per line

\$ 14.85

Additional charge for notices containing rule or tabular work
 (50 percent of above amount) _____

Charge for extra proofs of publication (\$1.00 for each proof in excess of two)

1.00

TOTAL AMOUNT OF CLAIM

\$ 15.85

DATA FOR COMPUTING COST

Width of single column 12.5 ems

Number of insertions 1

Size of type 6 point

Pursuant to the provisions and penalties of Chapter 155, Acts 1953,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date: JULY 29, 19 95

Title:

Clerk

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-95-07-13 AND R-95-07-14)

NOTICE IS HEREBY GIVEN THAT THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA, APPROVED A RESOLUTION ON 7/29/95, DESIGNATING PROPERTY AT 4520 Newwaygo Road, Fort Wayne, Indiana (Colligan Water Conditioning Company)

An Economic Revitalization area. A description of the affected area can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, August 6, 1995, at 5:30 P.M., in the Common Council Conference Room, 128, City-County Building, One Main Street, Fort Wayne, IN

IF CONFIRMED, SAID DESIGNATING SHALL CONTINUE FOR ONE (1) YEAR AFTER CONFIRMATION.

ALL INTEREST PERSONS ARE INVITED TO ATTEND AND BE HEARD AT THE PUBLIC HEARING.

"REASONABLE ACCOMMODATIONS" FOR PERSONS WITH A KNOWN DISABLING CONDITION WILL BE CONSIDERED IN ACCORDANCE WITH STATE AND FEDERAL LAW. ANY PERSON NEEDING A "REASONABLE ACCOMMODATION" SHOULD NOTIFY PUBLIC INFORMATION OFFICE (219) 427-1120, TTY (219) 427-1200, AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO THE MEETING.

SANDRA E. KENNEDY
CITY CLERK
#905796

7-29

PUBLISHER'S AFFIDAVIT

State of Indiana)

) ss:

Allen County)

Personally appeared before me, a notary public in and for said county and state, the undersigned JULIE L ROHYANS who, being duly sworn, says that he/she is Clerk of the The News-Sentinel newspaper of general circulation printed and published in the English language in the (city) (town) of Fort Wayne, IN in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 1 time, the dates of publication being as follows:

7-29-95

Subscribed and sworn to before me this 29th day of JULY, 19 95

MARY L ADKISON Notary Public
NOTARY PUBLIC STATE OF INDIANA
ALLEN COUNTY

My commission expires:

MY COMMISSION EXP JUNE 14, 1997

FM COMMON COUNCIL

(Governmental Unit)

To:

The Journal-Gazette

Dr.

P.O. Box 100

Fort Wayne, IN

ALLEN

County, Indiana

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of type in which the body of the advertisement is set)
 -- number of equivalent lines _____

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I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date: JULY 29, 19 95

Title:

ClerkNOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-95-07-13 AND R-95-07-14)

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Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, August 8, 1995, at 5:30 P.M., in the Common Council Conference Room 125, City-County Building, One Main Street, Fort Wayne, IN.

IF CONFIRMED, SAID DESIGNATING SHALL CONTINUE FOR ONE (1) YEAR AFTER CONFIRMATION.

ALL INTEREST PERSONS ARE INVITED TO ATTEND AND BE HEARD AT THE PUBLIC HEARING.

"REASONABLE ACCOMMODATIONS" FOR PERSONS WITH A KNOWN DISABLING CONDITION WILL BE CONSIDERED IN ACCORDANCE WITH STATE AND FEDERAL LAW. ANY PERSON NEEDING A "REASONABLE ACCOMMODATION" SHOULD NOTIFY PUBLIC INFORMATION OFFICE (219) 427-1120, TTY (219) 427-1200, AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO THE MEETING.

SANDRA E. KENNEDY
CITY CLERK
#905796

PUBLISHER'S AFFIDAVIT

State of Indiana)

) ss:

Allen County)

Personally appeared before me, a notary public in and for said county and state, the undersigned JULIE L ROHYANS who, being duly sworn, says that he/she is Clerk of the The Journal-Gazette newspaper of general circulation printed and published in the English language in the (city) (town) of Fort Wayne, IN in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 1 time _____, the dates of publication being as follows:

7-29-95Subscribed and sworn to before me this 29th day of JULY, 19 95

Notary Public

MARY L ADKISON

NOTARY PUBLIC STATE OF INDIANA
ALLEN COUNTY

My commission expires:

MY COMMISSION EXP JUNE 14, 1997